

# Forest Edge Way

Burton-on-Trent, Staffordshire, DE13 0PQ

John  
German





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Guide Price £359,950

A superb modern four/five bedroom detached house providing versatile family accommodation including a 20ft dining kitchen with appliances, a family room/office/bedroom five with adjoining shower room, four first floor bedrooms and a detached double garage.



## Accommodation

A double-glazed entrance door opens into a spacious hallway with attractive oak flooring, stairs rising to the first floor, a useful understairs cupboard and doors leading off.

On your right-hand side is a well-proportioned lounge with a front facing window, oak flooring and double doors opening into the dining kitchen. The kitchen is equipped with a comprehensive range of gloss finish units with Corian work surfaces, a ceiling mounted cooker hood and there is space for a range oven. A door from the kitchen opens into a utility room which provides further storage cabinets, a sink unit, built-in washing machine and tumble dryer along with two doors; one leading out to the garden and one to a useful ground floor shower room/cloakroom, fitted with a suite comprising; shower cubicle, wash hand basin and W.C.

There is open plan access from the kitchen to the dining area which has oak flooring and ample space for a dining table. Double glazed French doors open out into the conservatory which enjoys an outlook over the rear garden. Completing the ground floor accommodation is a versatile family room/office/bedroom five which also has access to the ground floor shower room having a Jack and Jill approach with the utility room.

The first-floor landing has a built-in cupboard housing the Worcester gas fired boiler, access to the roof space and doors leading off to four bedrooms and a family bathroom, fitted with a white three-piece suite. The master bedroom features fitted wardrobes and an en-suite shower room. There are two further double bedrooms both having fitted wardrobes and a large single bedroom.

Outside, the property stands on a generous plot having a wide frontage with a lawned front garden. There is a double width four-vehicle driveway to the side which in turn leads to the detached double garage with twin up and over doors, power, light and a personal door to the side.

Gated access leads to the enclosed landscaped south-facing rear garden which enjoys a high degree of privacy having a patio area, lawn and flower borders.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

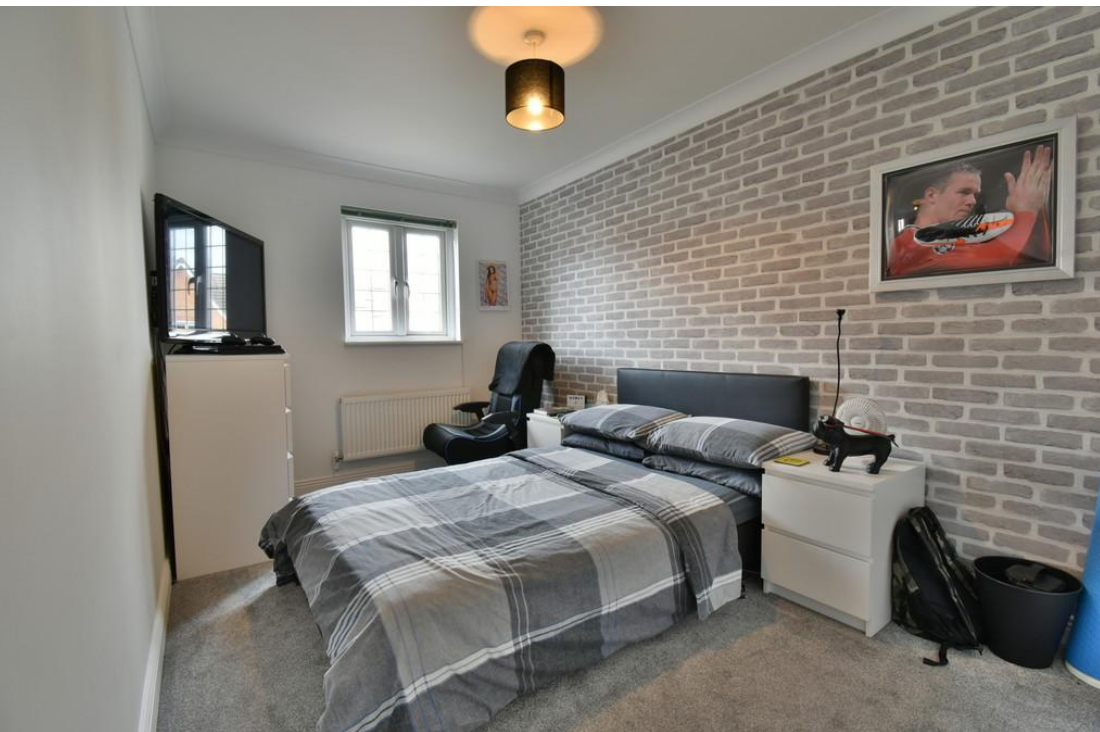
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

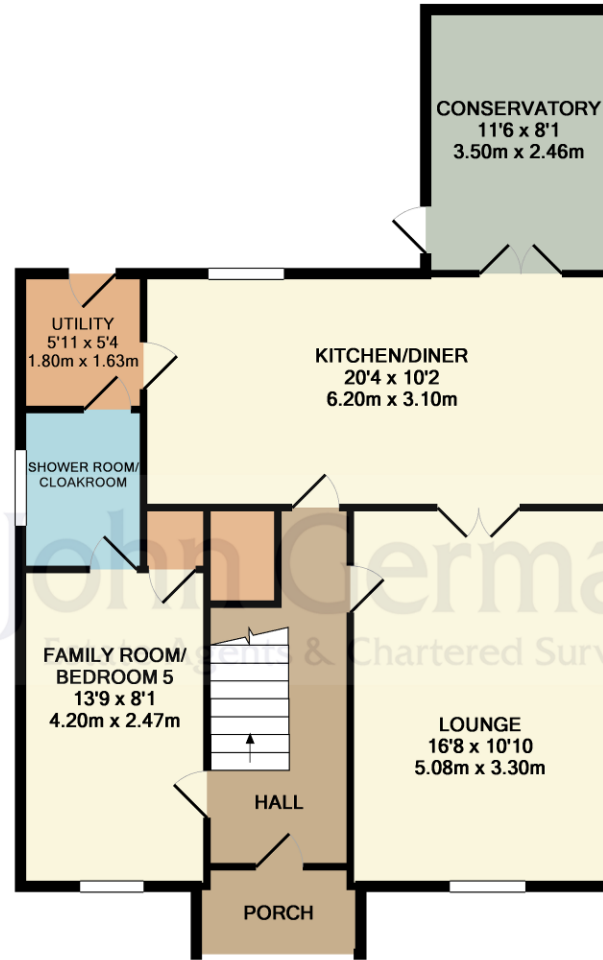
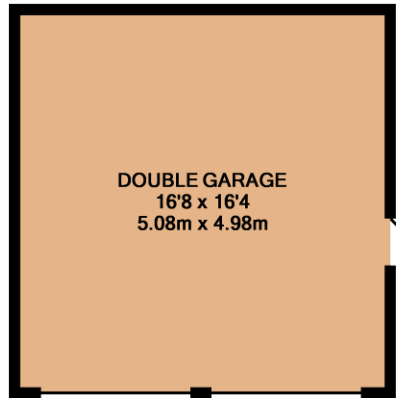
**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk) [www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/03112020

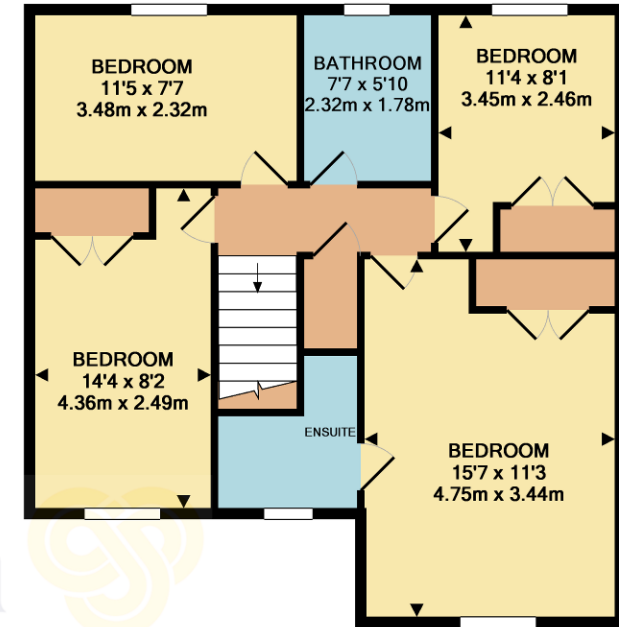
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	76   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
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JohnGerman.co.uk Sales and Lettings Agent



